



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU12-00057 El Paso Community College Transmountain Campus  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** June 28, 2012

**Staff Planner:** Justin Bass, (915) 541-4930, [bassjd@elpasotexas.gov](mailto:bassjd@elpasotexas.gov)  
**Location:** East of I-10 and south of Cohen Avenue  
**Acreage:** 94.416 acres  
**Rep District:** 4  
**Existing Use:** College Facility  
**Existing Zoning:** R-4 (Residential)  
**Proposed Zoning:** R-4 (Residential)

**Nearest Park:** Cohen Stadium (abutting to north)  
**Nearest School:** El Paso Community College Transmountain Campus (subject property)  
**Park Fees Required:** N/A  
**Impact Fee Area:** This property is not in an impact fee area and is not subject to impact fees.

**Property Owner:** El Paso Community College (EPCC)  
**Applicant:** Dorado Engineering, Inc.  
**Representative:** Dorado Engineering, Inc.

### **SURROUNDING ZONING AND LAND USE**

**North:** C-4 (Commercial)/ Cohen Stadium  
**South:** C-4 (Commercial)/ Vacant  
**East:** R-4 (Residential) & A-O/c (Apartment –Office/conditions)/ Public facilities & Vacant  
**West:** R-4 (Residential)/ Patriot Freeway right-of-way

**PLAN EL PASO DESIGNATION:** G4 Suburban (Walkable).

### **APPLICATION DESCRIPTION**

The subdivider proposes to replat the subject property into three lots. All lots will be used for public facilities and infrastructure. The plat is being reviewed under the current subdivision code.

Per Section 19.15.080(A) of the subdivision code, the maximum length of an arterial street shall not exceed one thousand six hundred (1,600) feet. Kenworthy Street exceeds this maximum. However, this section also permits exceptions if certain criteria are met. In this case, an

exception can be allowed for the street to exceed 1,600 foot maximum due to the subject parcels being greater than one-half of an acre in size.

The right-of-way improvements abutting the property to the east and south (Diana Drive and Kenworthy Street) are not in compliance with the current subdivision code. Diana Drive is an existing Major Arterial with 160-ft of right-of-way, including 84-ft of pavement and a 10-ft sidewalk abutting the subject property. The subdivision code requires 110-ft of right-of-way, to include 66-ft of pavement, a 14-ft raised median and 10-ft hike & bike trails and 5-ft parkways on each side. Kenworthy Drive is an existing Minor Arterial with 100-ft of right-of-way, including 68-ft of pavement and 10-ft sidewalks abutting each side. The subdivision code requires 88-ft of right-of-way, to include 44-ft of pavement, a 14-ft raised median and 10-ft hike & bike trails and 5-ft parkways on each side. Per Section 19.10.050(A)1 of the subdivision code, the City Plan Commission may waive the requirement to dedicate and improve the substandard rights-of-way if any of the following factors are met:

- a. Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood and have sufficient capacity to handle the increase in traffic to be generated by the proposed development; or,*
- b. The plat is located within the City of El Paso's Extraterritorial Jurisdiction area, is not within the city's annexation path and written documentation from the County of El Paso has been received stating that the substandard road meets all County requirements and the County is willing to accept the dedication of the substandard road;*
- c. For all plats located in the City of El Paso's Extraterritorial Jurisdiction area, written concurrence from the County of El Paso is required prior to the waiver of any dedication and/or improvements.*

Staff finds that factor (a) does apply in this situation.

#### **DEVELOPMENT COORDINATING COMMITTEE**

The Development Coordinating Committee recommends **approval** of the street length exception in accordance with Section 19.15.080(A), **approval** of the right-of-way improvement waivers in accordance with Section 19.10.050(A), and **approval** of El Paso Community College Transmountain Campus on a **Resubdivision Combination** basis subject to the following conditions and requirements:

#### **Planning Division Recommendation:**

***Approval with exception and waiver.*** In this case, the exception may be granted due to the existence and creation of lots greater than one-half acre in size. The right-of-way waiver may be granted due to more than fifty percent (50%) of the lots within a quarter mile of the subject property being developed; and the existing rights-of-way are both in character with the surrounding neighborhood and operate at sufficient capacity.

#### **City Development Department - Land Development**

We have reviewed subject plan recommend **Approval**; Developer/Engineer needs to address the following comments:

1. Private drainage easement is required on each lot if the subdivision is further subdivided.

## **Planning – Transportation**

Comment:

1. A TIA is not required for the proposed subdivision as the City Manager or designee has determined improvements have already been constructed for the area based on the existing use as a community college.

Notes:

1. Access to Gateway Boulevard North shall be coordinated with TXDOT.
2. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

## **Parks and Recreation Department**

We have reviewed **El Paso Community College Transmountain Campus**, a major combination plat map and offer no objections to this subdivision application.

Please note that this subdivision is zoned “R-4” and allows the use of Single & Two-family dwellings however, per Plat Notes & Restrictions, applicant is restricting the use to all lots on this subdivision for "Public Facilities" only therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below.

### **19.20.060 - Exclusions from Dedication Requirements.**

**Exclusions.** The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a public facility.

Subdivision is located with-in Park Zone: **NE-3**

Nearest Parks: **Sue Young** & **Todd Ware**

If density/acreage is increased/decreased or the property zoning/use changes, then fees will be re-assessed based on applicable conditions.

## **El Paso Water Utilities**

1. EPWU does not object to this request

**Water:**

2. There is an existing 12-inch diameter water main extending along Kenworthy Street that is available for service, the water main is located approximately 10-feet east from the center right-of-way line.
3. EPWU records indicate three water services (3-inch, 6-inch domestic and an 8-inch fire line) serving the subject property. The service address for these meters is 9570 Gateway North Boulevard.

**Sewer:**

4. There is an existing 12-inch diameter sanitary sewer main extending along Kenworthy Street that is available for service, the sewer main is located approximately 5-feet west from the center right-of-way line.

**General:**

5. EPWU requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

**EPWU Stormwater Division**

1. Provide an acceptable inspection and maintenance agreement for private facilities in accordance with Section 19.19.040 of the current subdivision ordinance.

*(To be addressed prior to filing of the plat)*

2. The EPWU Stormwater Utility requires retention of all developed stormwater runoff. According to the Drainage Design Manual, Developers are responsible for the additional runoff generated by the proposed development.

3. Provide an acceptable drainage plan in accordance with Section 19.01.050 of the current city ordinance.

*(Items 2 & 3 to be addressed with the subdivision improvement plans)*

4. Clarify if the proposed drainage easement will be privately maintained. The dedication statement on the final plat does not specifically reference the drainage easement.

*(Drainage easement will be dedicated as a private easement)*

5. EPWU recommends using principles of low impact development (such as recessed landscaping, rainwater harvesting, and porous pavements) to reduce the amount of developed stormwater runoff.

**El Paso Fire Department**

IFC 2009 Section 501.3; Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrants systems shall be submitted to fire department for review and approval prior to construction. Ensure prior to any construction that IFC 2009, section 503.1.1 Access shall allow the extension within 150 feet of all portions of any facility or building. Section 503.2 Fire apparatus access roads shall be installed and arranged in accordance with section 503.2.1 Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, all weather surface. \*\* Note, A more detailed reviewed will be done by fire plan review during the permitting process.

**911**

No comments received.

**Sun Metro**

Sun Metro recommends the placement of sidewalks and ADA compliant improvements throughout the development to City standards to provide pedestrian accessibility to mass transit services.

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No comments received.

**Texas Gas Company**

No comments received.

**El Paso Independent School District**

No comments received.

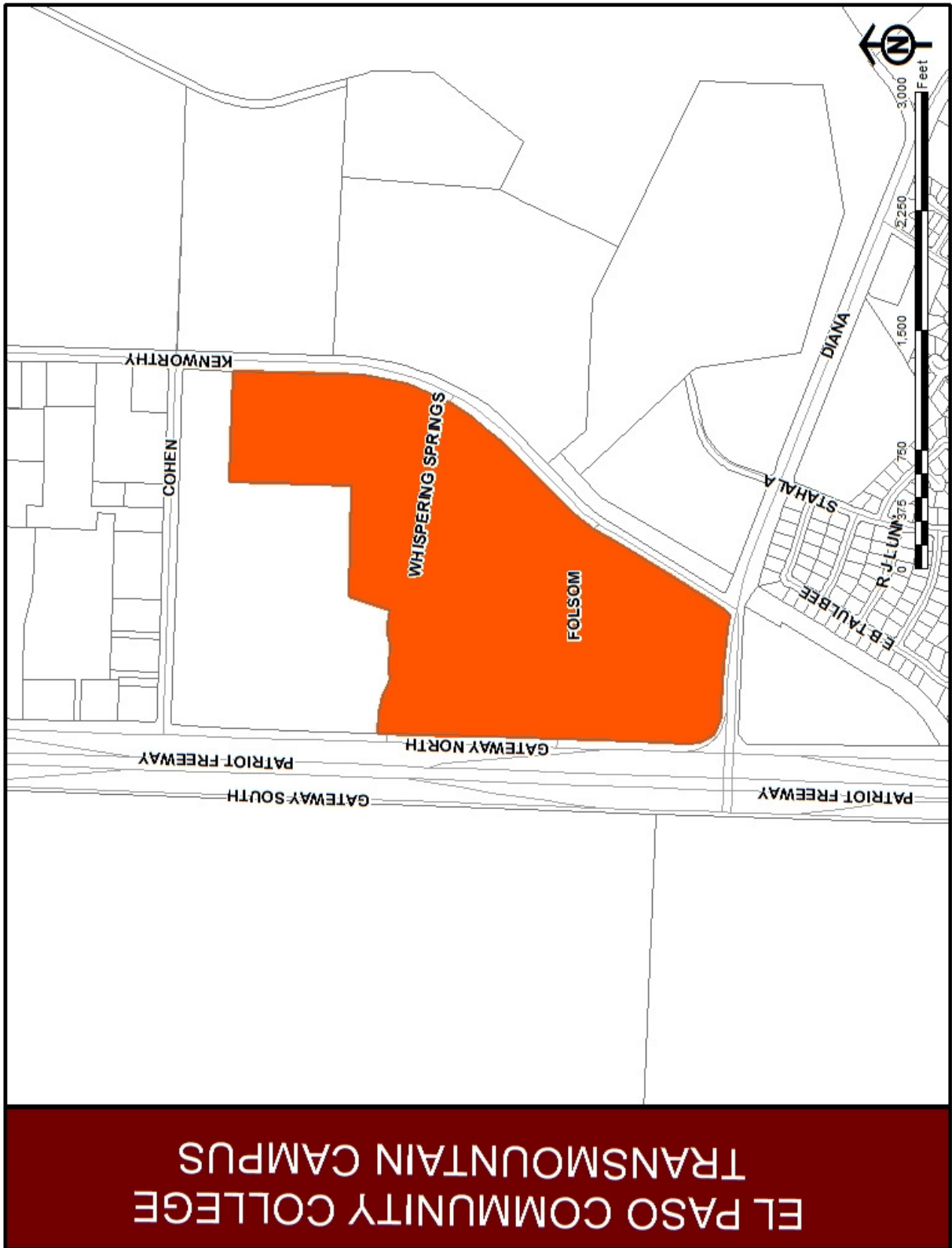
**Additional Requirements and General Comments:**

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
3. Applicant shall address the following comments prior to recordation:
  - Provide a note stating the reason for the replat on the final plat.
  - Remove duplicate restrictive covenant sentence on the final plat.
  - Change the City Engineer signature line for the CPC approval block to read City Development Director.
  - Add a line for the date to the restrictive covenants and tax certificate notes.
  - Label on preliminary plat whether buildings are to remain or be removed.
  - Add the street name (Gateway Blvd North) to the EPCC Campus lot address to better clarify its frontage.
  - Label the proposed drainage easement (located along Kenworthy Drive) as private.
  - Include a statement in the final plat notes that indicates that postal delivery service within the subdivision will be provided using neighborhood delivery and collection box units.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Cross-sections
6. Application

ATTACHMENT 1



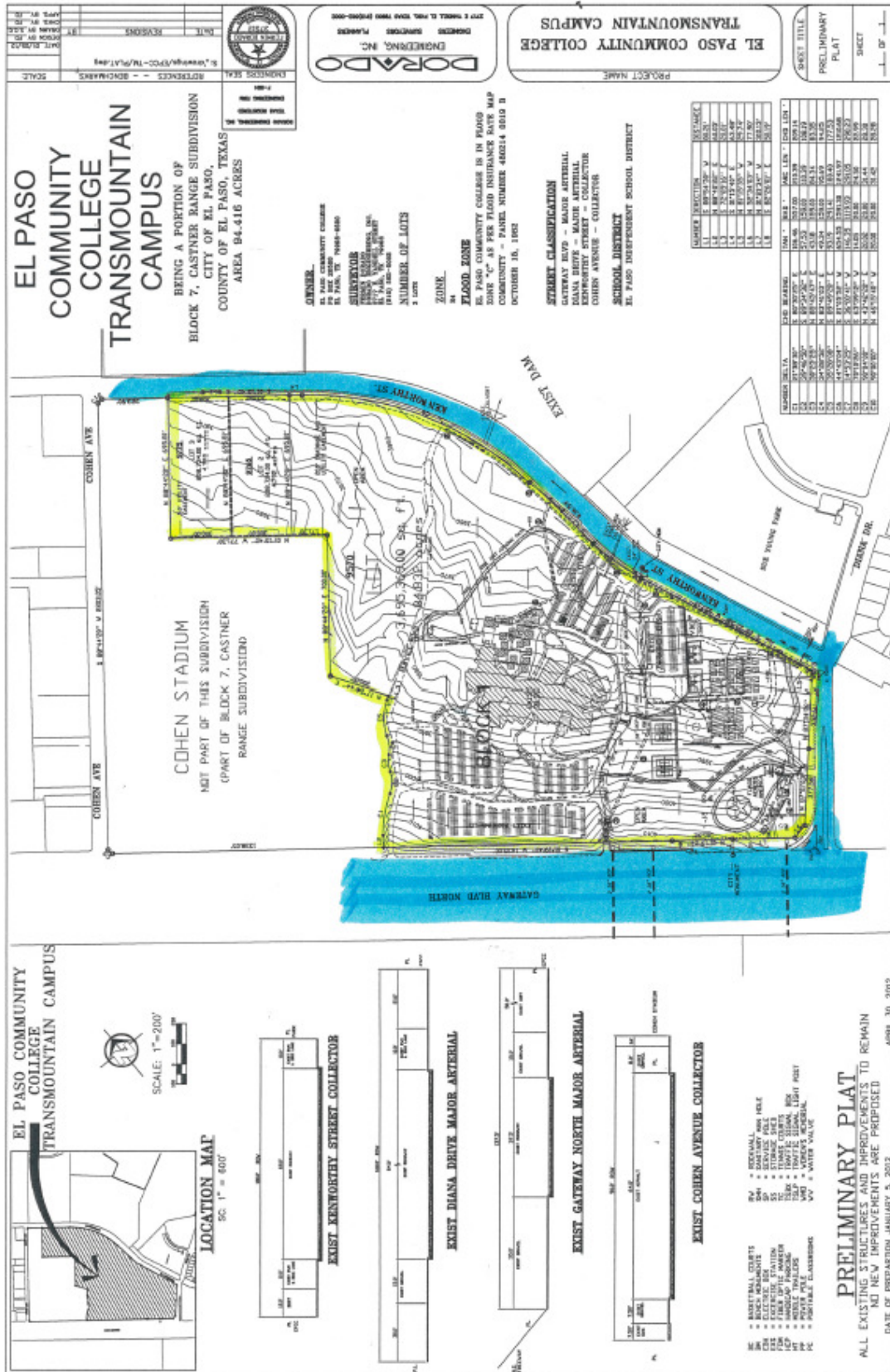


ATTACHMENT 2

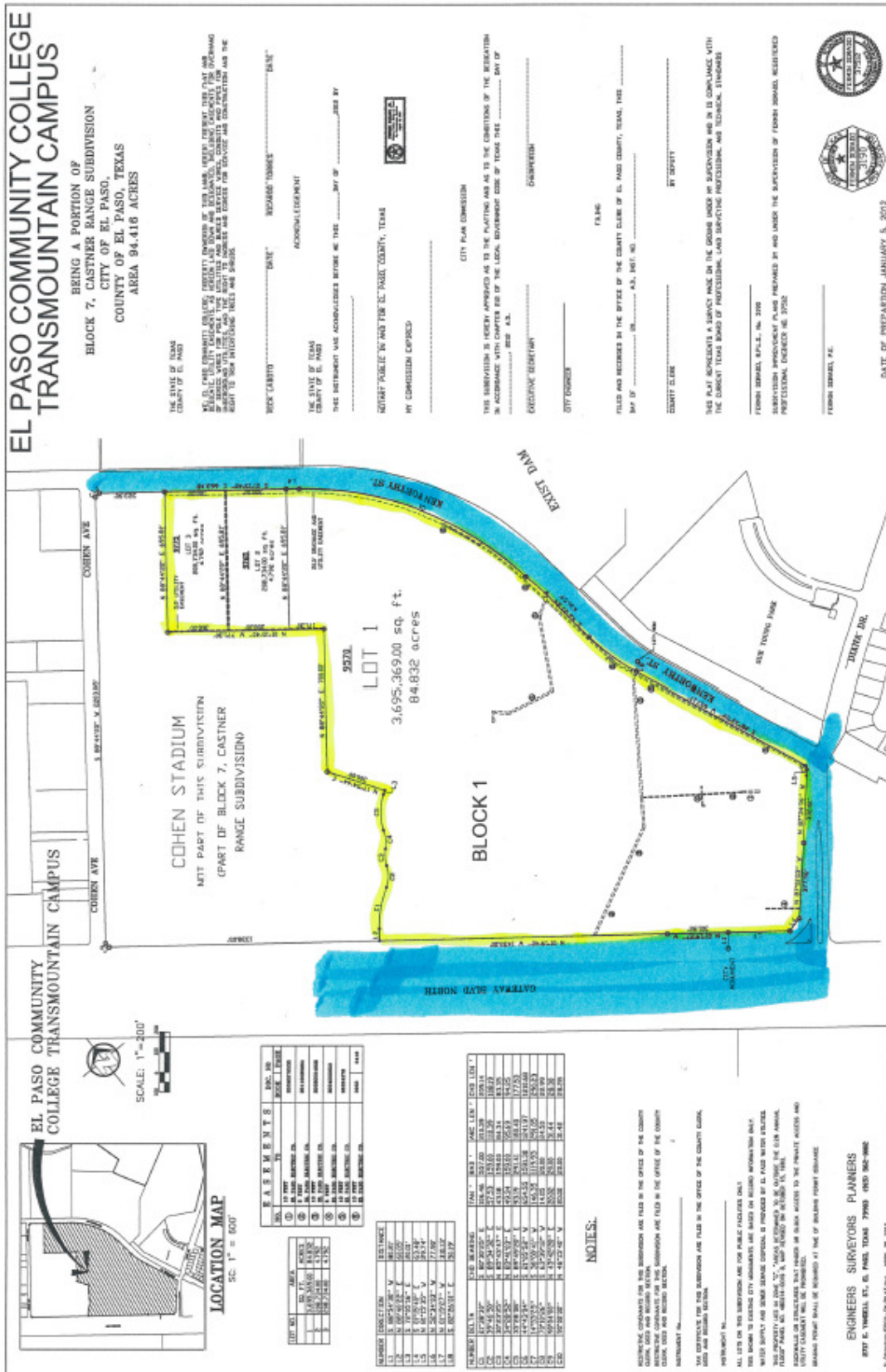




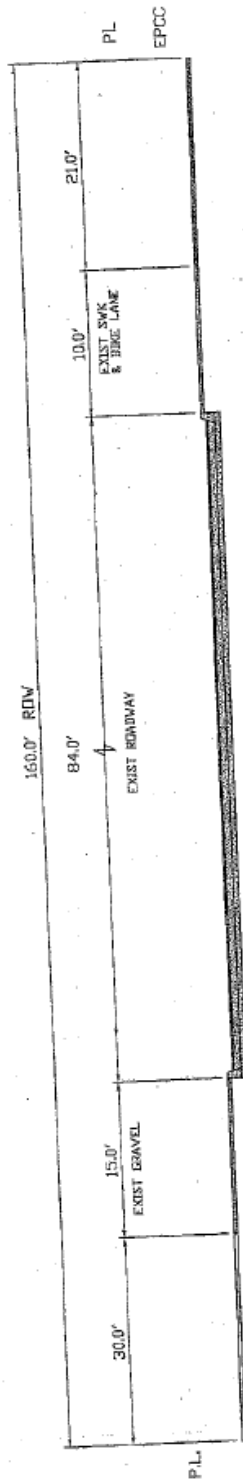
# ATTACHMENT 3



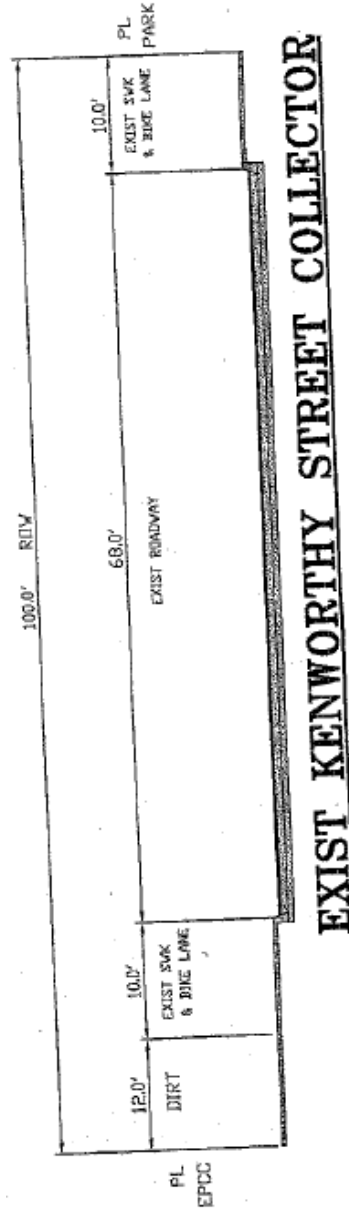
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# ATTACHMENT 5



**EXIST DIANA DRIVE MAJOR ARTERIAL**



**EXIST KENWORTHY STREET COLLECTOR**

# ATTACHMENT 6



## CITY PLAN COMMISSION APPLICATION FOR RESUBDIVISION COMBINATION APPROVAL

DATE: 06.05.12 FILE NO. SUSU12-00057  
SUBDIVISION NAME: EL PASO Community College Transmountain Campus

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
BETW A PORTION OF  
BLOCK 7, CASTNER RANGE SUBDIVISION
2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley		
Apartment			Ponding & Drainage		
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School					
Commercial	<u>94.42</u>	<u>3</u>	Total No. Sites		<u>3</u>
Industrial			Total (Gross) Acreage		<u>94.416</u>
3. What is existing zoning of the above described property? R-1 Proposed zoning? R-4
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No
5. What type of utility easements are proposed: Underground Overhead Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)  
SURFACE FLOW TO EXISTING DAM
7. Are special public improvements proposed in connection with development? Yes No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X  
If answer is "Yes", please explain the nature of the modification or exception
9. Remarks and/or explanation of special circumstances:
10. Improvement Plans submitted? Yes No X
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X  
If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

12. Owner of record EPCC Physical Plant Richard L. Louro  
(Name & Address) (Zip) (Phone)

13. Developer EL Paso Community College  
(Name & Address) (Zip) (Phone)

14. Engineer DORADO ENGINEERING, INC 2717 E. YANDELL ST EL PASO TX 79903  
(Name & Address) (Zip) (Phone) 562-0002

CASHIER'S VALIDATION  
FEE: \$1,083.00

OWNER SIGNATURE: [Signature]  
REPRESENTATIVE: \_\_\_\_\_

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.